

HALL TO LET

Offering scope for a number of different types of commercial uses (STPP)



LYONSDOWN HALL, 3 LYONSDOWN ROAD, NEW BARNET, EN5 1JB

A substantial building arranged predominantly over ground floor, with additional space on the split level first floor and with further attic & basement storage – offering scope for a number of different types of commercial uses (STPP).

The main hall is situated to the rear and is double height – this space alone is approximately 2,110ft² (196m²).

There are kitchen and WC facilities on both the ground and first floor levels – the upper floor accessible via one of two stair cases (no lift).

There are 7 allocated parking spaces to the side of the property. There is further parking to the rear which is NOT part of the demised area, and is only available to hall users at weekends and in the evenings.

The hall is situated within easy reach of New Barnet main line railway station and a further transport and shopping facilities along East Barnet Road.

Viewings – strictly by appointment only

RENT: £85,000 PAX



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NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

SUMMARY OF ACCCOMMODATION

Ground Floor

Entrance Lobby
Foyer
Main Hall
Office
Kitchen
Disabled WC
Ladies WCs / Gents WCs
Store Rooms

First Floor (Split level)

3 upper rooms – one with kitchen facilities & boiler room.
3 WCs
Store Room with ladder access leading to;

Attic Store (situated above first floor WCs/corridor) 13' x 12'10 (3.97m x 3.93m)
Window to front, *accessible by ladder only*.

Basement - From the rear of the property there is restricted height double door access to basement storage beneath the rear part of the property - with restricted head height of approximately 6' (1.83m). In total, this area is approximately 1,000 ft² (92.9m²)

The property is connected to mains services and is gas centrally heated (2 boilers in first floor boiler room).

Link to virtual tour available upon request.

**The Gross Internal Area
including stairs, landings, corridors and the attic store is;
approximately 5,000 ft² (464.5m²) - PLUS further basement storage**

EXTERIOR

7 allocated parking spaces.

Lease Term:

New Full Repairing & Insuring Lease - terms to be agreed.

Legal Fees:

Each party responsible for their own costs.

Business Rates:

Owned and operated by a church, so currently exempt from business rates (no rateable value on record). Only once the business of the new occupier is known can the building be assessed for business rates. It will be for the ingoing tenant to arrange the business rate assessment, with the landlord providing any assistance possible in making the application. IT IS IMPORTANT TO FACTOR IN A PROVISIONAL SUM FOR BUSINESS RATES PAYABLE, BEFORE MAKING A PROPOSAL TO TAKE THE LEASE.

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